Attachment C



Transportation Updates

Ordinance No. O2026-010 Work Session

Planning Commission, November 10, 2026

CITY OF TUMWATER

Public Hearing on Ordinance No. O2026-010 – Transportation Regulation Updates

Forward a recommendation to City Council to approve Ordinance No. O2026-010

Changes to:

- TMC Chapter 3.50 – *Impact Fees*
- TMC Chapter 15.48 – *Transportation Concurrency Requirements*
- TMC Chapter 10.04 – *Model Traffic Ordinance*
- TMC Chapter 10.08 – *Speed Limits*
- TMC Chapter 10.12 – *Stop intersections*
- TMC Chapter 10.24 – *Parking*

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Key Changes

Update Tumwater code to reflect:

State Required Updates

Impact Fees (RCW 82.02.060)

- Must be proportionate.
- May pay for active transportation.

Concurrency Requirements (RCW 35.21)

- Reduce barriers for redevelopment.

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Key Changes

Update Tumwater code to reflect:

Staff Requested Updates

Impact Fees

- Clarifying credit eligibility.

Model Traffic Ordinance

- Update to facilitate administration.

No Parking Zones

- Remove list in code, refer to street signs.

Stop Signs

- Remove list in code, refer to street signs.

Speed limits

- Remove list in code, refer to street signs.

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Recommended Action

Staff requests that the Planning Commission forward a recommendation of approval to City Council.

Next Steps

State Environmental Protection Act

- SEPA Checklist was completed October 5, 2026
- Determination of Non-Significance was issued October 16, 2026
- Determination Appeal Period will end November 5, 2026

Commerce Notice of Intent

- Notice of Intent was submitted to Commerce on October 5, 2026
- Comment Period will end on December 4, 2026

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Next Steps

November 10, 2026
Planning Commission public hearing

Public hearing, deliberation, and recommend approval to the City Council.

November 18, 2026
General Government Committee

Committee review of the proposed amendments.

December 15, 2026
City Council

Council consideration of Ordinance No. O2026-010.

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Thank you!

Comments and questions:

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